

BUSINESS RECORDS AFFIDAVIT

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BEFORE ME, the undersigned authority, personally appeared RICHARD GADROW, who, being by me duly sworn, deposed as follows:

“My name is RICHARD GADROW. I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated, which are true.

I am the custodian of records for QUANTUM CLAIM CONSULTING SERVICES.

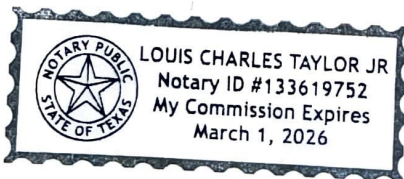
Attached hereto are 103 pages of records from QUANTUM CLAIM CONSULTING SERVICES. These said 103 pages of records are kept by QUANTUM CLAIM CONSULTING SERVICES during the regular course of business, and it was the regular course of business of QUANTUM CLAIM CONSULTING SERVICES for an employee or representative of QUANTUM CLAIM CONSULTING SERVICES with knowledge of the act, event, condition, opinion, or diagnosis, recorded to make the record to transmit information thereof to be included in such record; and the record was made at or near the time or reasonably soon thereafter. The records attached hereto are the original or exact duplicates of the original.”

Further Affiant Sayeth Not.”

RICHARD GADROW

Subscribed and sworn to me the undersigned notary public on the 25 day of

April, 2024.



L. Tuma Jr
NOTARY PUBLIC, State of Texas

My commission expires: March 1, 2026

Quantum Claim Consulting Services

30718 Meadow Edge Dr.
Magnolia TX 77354

Client: Monica Dawkins
Property: 4430 Kulkarni street
Houston, TX 77045

Operator: RICK.QCC

Estimator: QCC ESTIMATOR
Company: Quantum Claim Consultants
Business: 30718 Meadow Edge Dr.
Magnolia , TX 77354

Type of Estimate:

Date Entered: 5/31/2023

Date Assigned:

Price List: TXHO8X_MAY23

Labor Efficiency: Restoration/Service/Remodel

Estimate: DICKLAW-23170HOU

File Number: DL23170HOU

The following estimate is based upon a visual inspection of the above referenced property conducted in May of 2023. No destructive testing of any kind was performed during the inspection. This estimate is based on the current xactimate pricelist for the area and in accordance with general construction practices and applicable codes taken into account. We reserve the right to alter or modify our opinions and, by extension, this estimate as new information becomes available. QCC Services is NOT a public adjusting firm we are an inspection and estimating firm contracted by Others to provide a disinterested third party estimate for the repairs to the subject property caused by a covered peril as defined by Others.

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DICKLAW-23170HOU**Packout**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
26. Content Manipulation charge - per hour	32.00 HR @	47.12 =	1,507.84
28. Contents Evaluation and/or Supervisor/Admin - per hour	16.00 HR @	66.35 =	1,061.60

Master Bathroom**LxWxH 9' 6" x 5' 11" x 8'****Subroom 1: offset 1****LxWxH 4' 11" x 2' 9" x 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
15. On-Site Inventory, Packing, Boxing, Moving chrg - per hour	3.00 HR @	49.22 =	147.66
17. Provide box & tape - small size	1.00 EA @	2.34 =	2.34
18. Provide box & tape - medium size	1.00 EA @	3.30 =	3.30
19. Provide box & tape - large size	1.00 EA @	4.41 =	4.41
20. Provide mirror/picture box, packing paper & tape	1.00 EA @	10.04 =	10.04
38. R&R 1/2" drywall - hung, taped, floated, ready for paint	124.33 SF @	3.77 =	468.73
39. Detach & Reset Toilet	1.00 EA @	293.09 =	293.09
41. Detach & Reset Fiberglass shower unit	1.00 EA @	602.54 =	602.54
29. R&R Baseboard - 2 1/4"	46.17 LF @	3.96 =	182.83
31. Paint baseboard - two coats	46.17 LF @	1.49 =	68.79
33. Scrape the walls & prep for paint	369.33 SF @	0.66 =	243.76
34. Texture drywall - light hand texture	369.33 SF @	1.17 =	432.12
36. Seal/prime then paint the walls (2 coats)	369.33 SF @	0.98 =	361.94
37. Mask and prep for paint - tape only (per LF)	138.50 LF @	0.63 =	87.26
42. R&R Vanity	5.25 LF @	248.51 =	1,304.68
44. R&R Countertop - flat laid plastic laminate	5.25 LF @	50.55 =	265.39
45. R&R Sheathing - OSB - 3/4" - tongue and groove	69.73 SF @	4.35 =	303.32
107. R&R Vinyl tile	69.73 SF @	5.37 =	374.45

Kitchen**LxWxH 18' 3" x 8' 3" x 8'****Subroom 1: offset 1****LxWxH 4' 10" x 3' x 8'****Subroom 2: offset 2****LxWxH 6' 7" x 1' 1" x 5' 2"**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
21. On-Site Inventory, Packing, Boxing, Moving chrg - per hour	3.00 HR @	49.22 =	147.66
22. Provide box & tape - small size	1.00 EA @	2.34 =	2.34
23. Provide box & tape - medium size	1.00 EA @	3.30 =	3.30
24. Provide box & tape - large size	1.00 EA @	4.41 =	4.41

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CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TOTAL
25. Provide mirror/picture box, packing paper & tape	1.00 EA @	10.04 =	10.04
47. R&R Baseboard - 2 1/4"	84.00 LF @	3.96 =	332.64
48. Paint baseboard - two coats	84.00 LF @	1.49 =	125.16
49. Scrape the walls and ceiling & prep for paint	800.75 SF @	0.66 =	528.50
50. Texture drywall - light hand texture	800.75 SF @	1.17 =	936.88
51. Seal/prime then paint the walls and ceiling (2 coats)	800.75 SF @	0.98 =	784.74
52. Mask and prep for paint - tape only (per LF)	252.00 LF @	0.63 =	158.76
53. R&R 1/2" drywall - hung, taped, floated, ready for paint	64.00 SF @	3.77 =	241.28
54. R&R Cabinetry - upper (wall) units	13.08 LF @	178.37 =	2,333.08
55. R&R Cabinetry - lower (base) units	12.00 LF @	260.46 =	3,125.52
56. R&R Countertop - flat laid plastic laminate	12.00 LF @	50.55 =	606.60

Dining Room**LxWxH 14' 7" x 9' 5" x 8'**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
57. R&R Baseboard - 2 1/4"	48.00 LF @	3.96 =	190.08
58. Paint baseboard - two coats	48.00 LF @	1.49 =	71.52
59. Scrape the walls and ceiling & prep for paint	521.33 SF @	0.66 =	344.08
60. Texture drywall - light hand texture	521.33 SF @	1.17 =	609.96
61. Seal/prime then paint the walls and ceiling (2 coats)	521.33 SF @	0.98 =	510.90
62. Mask and prep for paint - tape only (per LF)	144.00 LF @	0.63 =	90.72
63. R&R 1/2" drywall - hung, taped, floated, ready for paint	32.00 SF @	3.77 =	120.64
64. Detach & Reset Chandelier	1.00 EA @	187.04 =	187.04

General**Construction general**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
66. Residential Supervision / Project Management - per hour	164.00 HR @	70.80 =	11,611.20

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CONTINUED - Construction general

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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When Xactware performs market research on unit prices, those surveyed are specifically asked to not include expenses that would be included in the General Overhead and Profit markup percentages (item #1 below).

• General Overhead are expenses incurred by a General Contractor, that cannot be attributed to individual projects, and include any and all expenses necessary for the General Contractor to operate their business. Examples (including but not limited to): General and Administrative (G&A) expenses, office rent, utilities, office supplies, salaries for office personnel, depreciation on office equipment, licenses, and advertising. Including General Overhead expenses in an Xactimate estimate—General Overhead expenses are not included in Xactware's unit pricing, but are typically added to the estimate as a percentage of the total bid along with the appropriate profit margin. These two costs together constitute what is normally referred to in the insurance restoration industry as General Contractor's O&P, or just O&P. General Overhead and Profit percentages can be added in the Estimate Parameters window within an Xactimate estimate.

• Job-Related Overhead are expenses that can be attributed to a project, but cannot be attributed to a specific task and include any and all necessary expenses to complete the project other than direct materials and labor. Examples (including but not limited to): Project managers, onsite portable offices and restroom facilities, temporary power and fencing, security if needed, etc.

Including Job-Related Overhead expenses in an Xactimate estimate—Job Related Overhead expenses should be added as separate line items to the Xactimate estimate. This is done within the Line Item Entry window of an Xactimate estimate by selecting the proper price list items.

67. General Laborer - per hour	85.00 HR @	39.03 =	3,317.55
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** NOTE: 1926.502(h)(1) - The employer shall designate a competent person to monitor the safety of other employees and the employer shall ensure that the safety monitor complies with the following requirements.

68. Dumpster load - Approx. 12 yards, 1-3 tons of debris	2.00 EA @	487.63 =	975.26
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Health and safety

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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***** COVID 19 Special Provisions *****

Supervision Monitor:

70. Hazardous Waste/Mold Cleaning -Supervisory/Admin- per hour	88.00 HR @	78.71 =	6,926.48
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Personal Protective Equipment:

Note: WDV Laborers 2 for 3 days / FRM Laborers 3 for 3 days / INS Laborer 1 for 1 day / DRY Laborers 6 for 3 days / PNT Laborers 6 for 3 days / PLM Laborer 1 for 1 day (2 1/2 days) / CLN Laborers 6 for 1 day. Each laborer will require 4 suits per day as the suits must be properly disposed of at morning break, lunch and afternoon break.

72. Add for personal protective equipment (hazardous cleanup)	236.00 EA @	13.55 =	3,197.80
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73. Eye protection - plastic goggles - Disposable	236.00 EA @	12.54 =	2,959.44
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74. General Laborer - per hour	14.00 HR @	38.77 =	542.78
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Temporary Hand Wash Station & Restroom Facilities:

By Order of Harris County Judge Linda Hidalgo

75. Install Temporary toilet - Minimum rental charge	1.00 EA @	117.45 =	117.45
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76. Clean toilet	67.00 EA @	22.18 =	1,486.06
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77. R&R Soap/hand sanitizer dispenser - wall mounted - High grade	1.00 EA @	99.73 =	99.73
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CONTINUED - Health and safety

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Decontamination Staging Area:			
79. General Laborer - per hour	2.00 HR @	38.77 =	77.54
80. Temporary safety shower	1.00 EA @	90.61 =	90.61
Testing Workers:			
Contaminated Trash:			
81. Plastic bag - used for hazardous waste cleanup - Large	66.00 EA @	3.46 =	228.36
Air Quality and Filtration:			
82. Powered Air-Purifying Respirator (PAPR) - per day	15.00 DA @	73.25 =	1,098.75
83. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	15.00 DA @	124.43 =	1,866.45
Filters:			
84. Add for HEPA filter (for neg. air machine/vacuum - Large)	3.00 EA @	296.58 =	889.74
Windows			
85. R&R Window drapery - hardware	2.00 EA @	94.89 =	189.78
87. Clean window blind - horizontal or vertical - Heavy	14.00 SF @	1.87 =	26.18
88. Apply biological cleaning agent (spore-based) to the surface area	206.00 SF @	0.34 =	70.04
Window Glass			
89. Clean the surface area - Heavy	246.00 SF @	0.75 =	184.50
90. Apply biological cleaning agent (spore-based) to the surface area	246.00 SF @	0.34 =	83.64
Doors			
Door Hardware			
91. Clean door hardware	8.00 EA @	6.76 =	54.08
Door Panel			
92. Clean door (per side) - Heavy	16.00 EA @	9.71 =	155.36
93. Apply biological cleaning agent (spore-based) to the surface area	288.00 SF @	0.34 =	97.92
Electrical / Lighting			
94. Clean ceiling fan and light	3.00 EA @	26.41 =	79.23
95. Apply biological cleaning agent (spore-based) to the surface area	3.00 SF @	0.34 =	1.02
HVC			
96. Clean register - heat / AC	8.00 EA @	5.73 =	45.84
97. Clean ductwork - Interior (PER REGISTER)	8.00 EA @	33.27 =	266.16
98. Apply biological cleaning agent (spore-based) to the surface area	8.00 SF @	0.34 =	2.72
99. Clean cold air return cover	1.00 EA @	8.84 =	8.84
Plumbing			
100. Clean bathroom fan - Heavy	3.00 EA @	40.80 =	122.40
101. Clean sink and faucet	2.00 EA @	17.61 =	35.22
102. Clean shower - Heavy	2.00 EA @	58.64 =	117.28
103. Clean tub / shower faucet - Heavy	2.00 EA @	19.62 =	39.24
104. Clean toilet - Heavy	3.00 EA @	30.34 =	91.02

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CONTINUED - Health and safety

DESCRIPTION	QTY	UNIT PRICE	TOTAL
105. Clean toilet seat - Heavy	3.00 EA @	6.35 =	19.05
106. Clean bath accessory - Heavy	5.00 EA @	9.68 =	48.40

Labor Minimums Applied

DESCRIPTION	QTY	UNIT PRICE	TOTAL
65. Electrical labor minimum	1.00 EA @	149.04 =	149.04
78. Finish hardware labor minimum	1.00 EA @	120.51 =	120.51
86. Window treatment repair	1.00 EA @	47.46 =	47.46
108. Vinyl floor covering labor minimum	1.00 EA @	40.23 =	40.23

Grand Total Areas:

1,381.89 SF Walls	379.25 SF Ceiling	1,761.14 SF Walls and Ceiling
379.25 SF Floor	42.14 SY Flooring	178.17 LF Floor Perimeter
450.68 SF Long Wall	240.26 SF Short Wall	178.17 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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Summary

Line Item Total	56,772.30
Material Sales Tax	561.19
Cleaning Mtl Tax	603.71
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Subtotal	57,937.20
Overhead	7,242.21
Profit	8,147.50
Cleaning Sales Tax	444.15
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Replacement Cost Value	\$73,771.06
Net Claim	\$73,771.06
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QCC ESTIMATOR

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Recap of Taxes, Overhead and Profit

	Overhead (12.5%)	Profit (12.5%)	Material Sales Tax (8.25%)	Cleaning Mtl Tax (8.25%)	Cleaning Sales Tax (8.25%)	Manuf. Home Tax (5%)	Storage Rental Tax (8.25%)	Total Tax (8.25%)
Line Items								
	7,242.21	8,147.50	561.19	603.71	444.15	0.00	0.00	0.00
Total	7,242.21	8,147.50	561.19	603.71	444.15	0.00	0.00	0.00

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Recap by Room**Estimate: DICKLAW-23170HOU**

Packout	2,569.44	4.53%
Master Bathroom	5,156.65	9.08%
Kitchen	9,340.91	16.45%
Dining Room	2,124.94	3.74%
Area: General		
Construction general	15,904.01	28.01%
Health and safety	21,319.11	37.55%
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Area Subtotal: General	37,223.12	65.57%
Labor Minimums Applied	357.24	0.63%
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Subtotal of Areas	56,772.30	100.00%
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Total	56,772.30	100.00%

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Recap by Category

O&P Items	Total	%
CABINETRY	7,246.85	9.82%
CONT: GARMENT & SOFT GOODS CLN	315.42	0.43%
CLEANING	2,594.36	3.52%
CONTENT MANIPULATION	1,507.84	2.04%
CONT: PACKING,HANDLNG,STORAGE	1,081.68	1.47%
GENERAL DEMOLITION	1,821.31	2.47%
DRYWALL	2,690.63	3.65%
ELE	149.04	0.20%
FLOOR COVERING - VINYL	312.87	0.42%
FINISH CARPENTRY / TRIMWORK	609.34	0.83%
FINISH HARDWARE	211.70	0.29%
FRAMING & ROUGH CARPENTRY	182.69	0.25%
HAZARDOUS MATERIAL REMEDIATION	10,770.99	14.60%
LABOR ONLY	22,475.55	30.47%
LIGHT FIXTURES	187.04	0.25%
PLUMBING	895.63	1.21%
PAINTING	3,376.13	4.58%
TEMPORARY REPAIRS	117.45	0.16%
WINDOW TREATMENT	225.78	0.31%
O&P Items Subtotal	56,772.30	76.96%
Material Sales Tax	561.19	0.76%
Cleaning Mtl Tax	603.71	0.82%
Overhead	7,242.21	9.82%
Profit	8,147.50	11.04%
Cleaning Sales Tax	444.15	0.60%
Total	73,771.06	100.00%

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Date Taken: 5/29/2023

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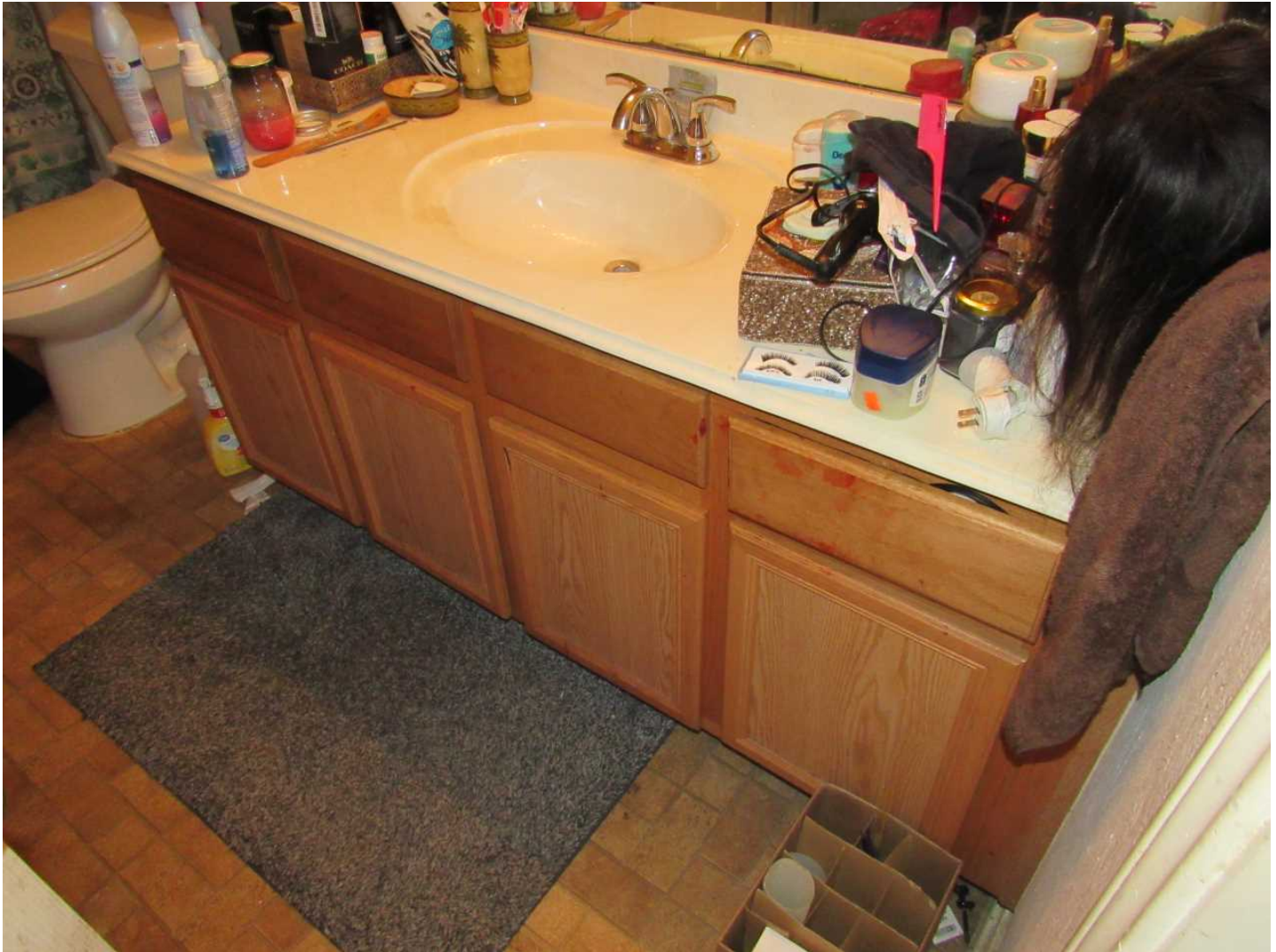
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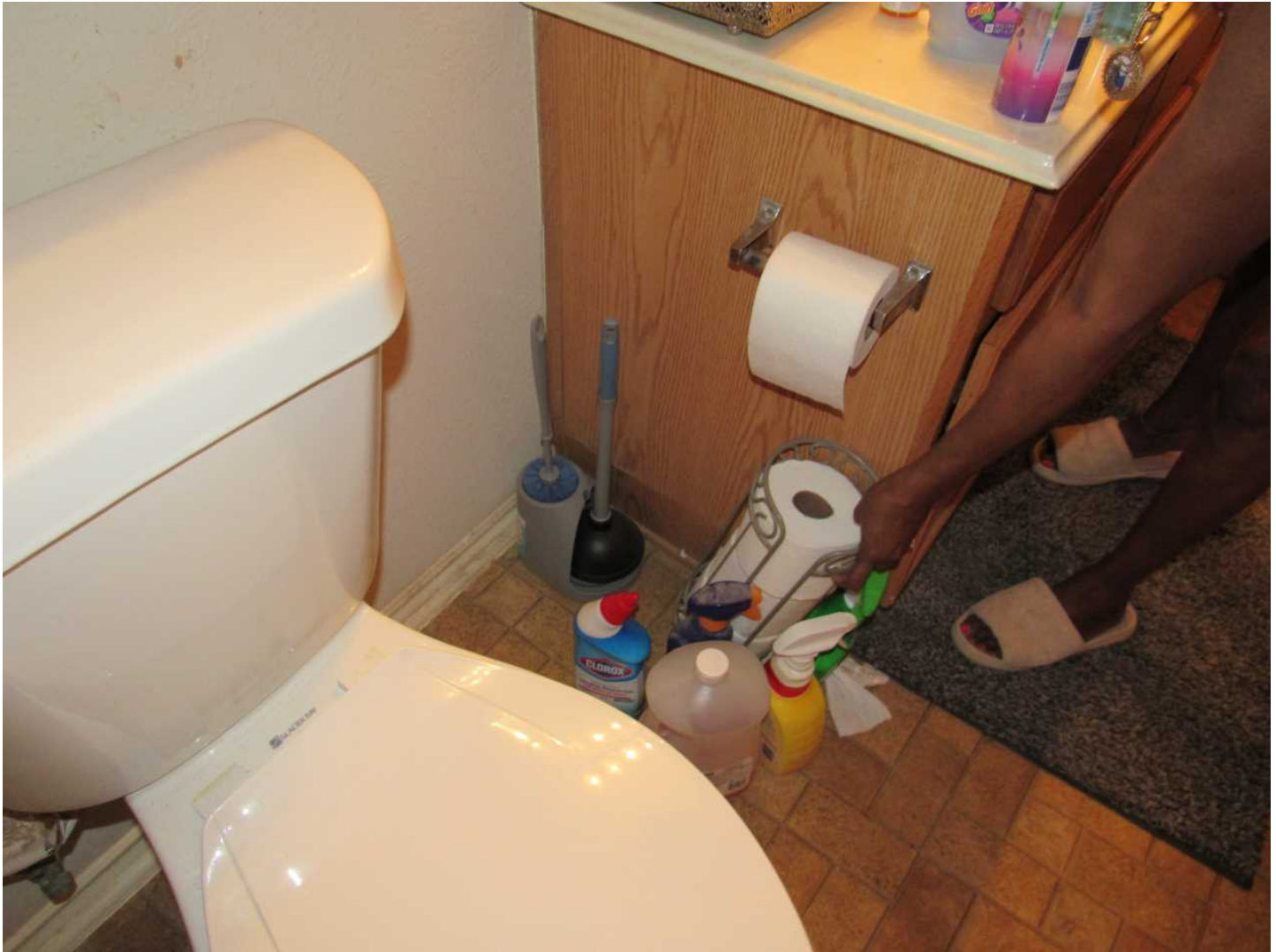
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14 14-IMG_1352

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18 18-IMG_1356

Date Taken: 5/29/2023

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19 19-IMG_1357

Date Taken: 5/29/2023